

IV. Land Use and Environmental Conditions

This section documents the most significant land use and environmental factors that could influence the determination of transportation improvements within the corridor. This information was collected through an environmental scan process, which involved the inventory of land use, demographics, natural resources, cultural and historic resources, and other factors that may be relevant to transportation planning within the study area.

It is organized into three parts – land use, demographic profile, and environmental resources. The land use section includes a description of existing land uses and a forecast of future growth that was used in the assessment of future transportation conditions. The demographic profile is based on the 2000 Census and provides an overview of population, household, and employment characteristics within the study area. The environmental resources section identifies natural, cultural, and historic resources in the corridor.

Land Use Conditions

Existing Land Use Conditions

Information on existing land use conditions was based on field reconnaissance, aerial photos, and zoning maps.

NORTH CORRIDOR AREA

The Bingham County Comprehensive Plan establishes the base land use zoning within the north corridor area (see Figure 28). In general, the zoning in the immediate vicinity of US-26 and SH-39 is more residential, commercial, and industrial in character. Beyond this area, the land use is dominated by farmland.

US-26 - Moreland Rd. to I-15 Interchange

The land use along the south/west side of the highway is industrial in character and dominated by large agricultural processing uses – Non Pareil Corporation, Basic American Foods, General Mills and the Bingham Co-op. The north/east side of the highway is developed with a mix of small scale commercial and industrial uses. Beyond the industrial commercial area, the land use changes to a mix of farms and rural residential uses.



North Corridor Study Area

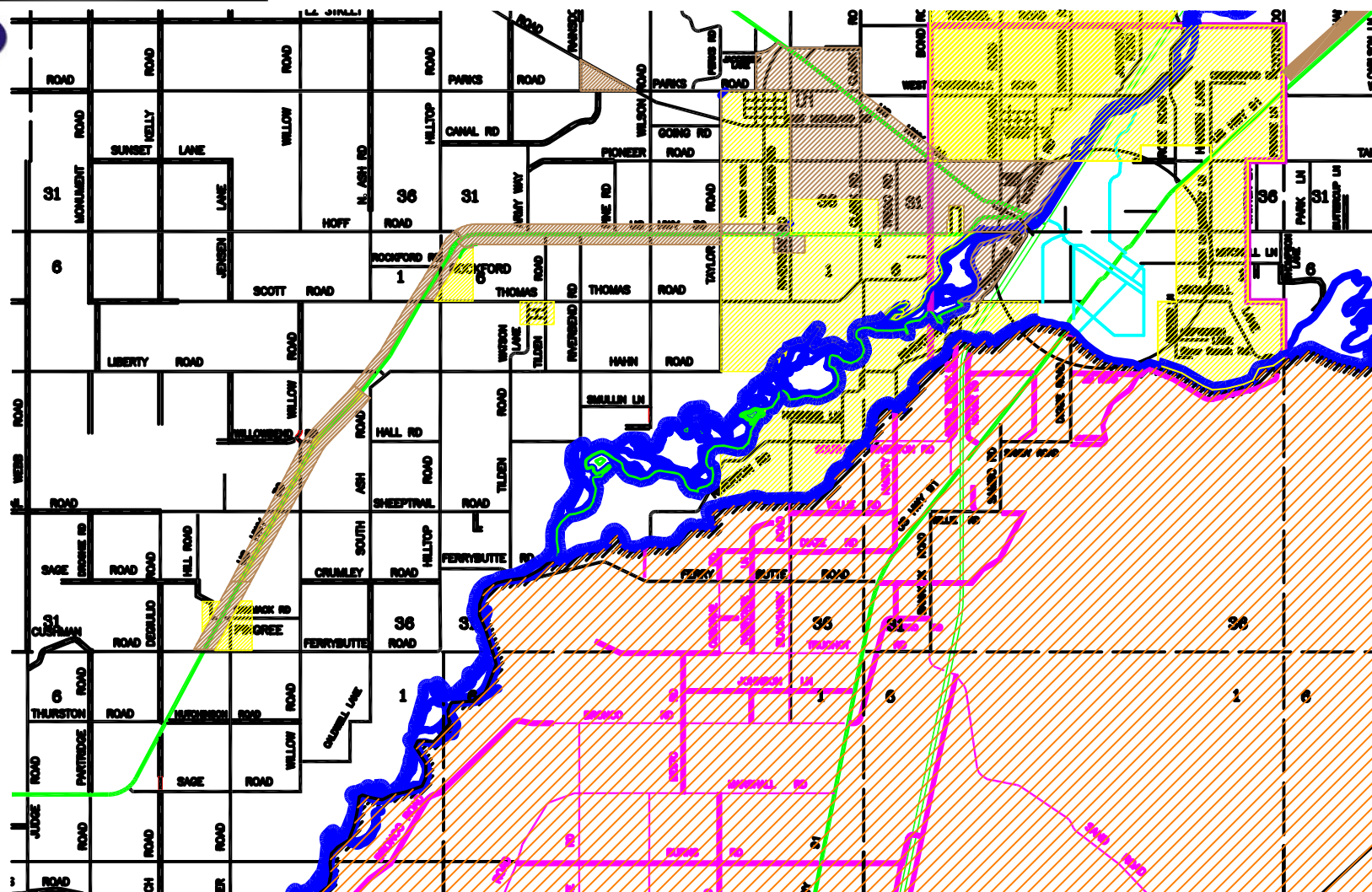


Figure 28
Bingham County
Comprehensive Plan 2005



Legend

- Paved State Roads
- Paved Roads
- Gravel Roads
- Unimproved Roads
- Power County Gravel Roads
- Section Lines
- Township & Range Lines

- Natural Resource Area/Agriculture
- Agriculture
- Residential-Residential/Agriculture
- Industrial/Commercial
- Fort Hall Indian Reservation

Land Use – Existing Conditions

SH-39 – US-26 to Sage Rd.

From the US-26 junction to Bishop Dr., the current land use is a mix of small scale industrial and commercial uses. Rural residential and farm uses dominate the highway corridor from Bishop Dr. to Riverside. Recently, a number of rural residential subdivisions have been developed within this area, with houses on 1-2 acre lots. Riverside is a small community commercial center. Beyond Riverside, the corridor is a mix of rural residential and small farms. The Snake River High School and Snake River Junior High School are located on the north side of the highway just west of Wilson Rd.. To the west, there are more farms with fewer subdivisions.

Rockford and Liberty are two small communities along the highway with a mix of small-scale commercial and industrial uses. The major industrial use in the area is Wada Farms, a large fresh pack potato processing plant located near Hoff Rd. Outside of Rockford and Liberty, nearly all of the land use is large farms.

External Impacts on the North Corridor Area

City of Blackfoot

The City of Blackfoot anchors the eastern end of the north corridor area, starting at the I-15 interchange. It is located midway between Idaho Falls (27 miles to the north) and Pocatello (25 miles to the south). With a population of 10,400, Blackfoot serves as the county seat for Bingham County and is the major commercial and employment center for the county.

Idaho National Laboratory (INL)

US-26 is a major commuter route between I-15 and the Idaho National Laboratory (INL, formerly called INEEL), located roughly 40 miles to the north and west of Blackfoot. The INL is a federal Department of Energy national laboratory with approximately 2,500 employees. In addition, the Idaho Completion Project is an on-going cleanup program at the laboratory employing another 2,600 workers that is expected to continue until 2012.

SOUTH CORRIDOR AREA

Pleasant Valley

The Pleasant Valley area consists mainly of large farms, with a few rural residential homes and isolated small-scale commercial uses. The ConAgra potato processing plant is located west of the corridor off of Lamb Weston Rd.

Land Use – Existing Conditions

American Falls Reservoir

The American Falls Dam and Reservoir are owned and operated by the Bureau of Reclamation. Built primarily as a water storage reservoir for irrigation, it also provides electric power and flood control protection. The reservoir is the largest reservoir on the Snake River and in Idaho. Boating, canoeing, fishing, swimming, wildlife viewing, picnicking, jet boats, water skiing, wildlife viewing, and windsurfing are the major recreational activities. It is a popular recreational area with a number of parks and boat ramps to provide access. The boat ramp just north of the dam has 70 parking spaces and 10 campsites.

City of American Falls

The City of American Falls is located at the southern end of SH-39 near I-86, 25 miles west of Pocatello. With a population of roughly 4,100, it is the major commercial center within Power County and serves as the county seat. Transfer and distribution facilities for the Union Pacific railroad are located just to the south of I-86B/SH-39 in American Falls.

Across SH-39 to north and east of American Falls, the Willow Bay recreational area is located on American Falls Reservoir. It is a major recreational facility containing sheltered picnic areas, softball fields, a boat ramp with a 70-space large trailer parking area, 30 campground sites with utility hookups, a swim beach and playground, and a full-service restaurant.

OWNERSHIP AND USE

Bingham County is roughly 1.34 million acres in size and is approximately 41% in public ownership. Power County comprises nearly 900,000 acres, with approximately 36% in public ownership. Most of the land within the north and south corridor areas is in private ownership.

Table 20
Land Ownership

Land Ownership	Bingham County		Power County	
	Acres	Percent	Acres	Percent
Federal				
BLM	299,472		228,487	
National Forests	0		36,047	

**Table 20 (cont.)
Land Ownership**

Land Ownership	Bingham County		Power County	
	Acres	Percent	Acres	Percent
Other	93,012		35,705	
Subtotal	392,484	29.3%	300,239	33.4%
State				
Endowment Lands	153,893		26,004	
Fish and Game	1,926		120	
Parks and Recreation	0		566	
University of Idaho	379		0	
Subtotal	18,595	11.7%	26,690	3.0%
County and City	5,834	0.4%	3,235	0.4%
Private	786,156	58.6%	569,484	63.3%
Total	1,340,672	100%	899,648	100%

Source: Idaho Department of Commerce Community Profiles for Bingham and Power Counties.

Future Land Use Conditions

NORTH CORRIDOR AREA

As explained within the Future Transportation Conditions section of Part I., a land use-based traffic forecasting method was used to validate the trendline traffic forecasts developed for the north corridor area. The procedure for developing the 2025 housing and employment estimates used as input to this method is described below. A more detailed description of this procedure is contained in Appendix D.

Housing

The future residential growth forecast was based on recent development trends from 2000 - 2004. Bingham County building permit records were reviewed to identify new housing units for this time period and assign them to individual subareas along the US-26 and SH-39 corridors. A five-year average of 52.4 new housing units per year was calculated and used to project a total of 1,048 additional units by 2025. These new housing units

Land Use – Future Conditions

were then allocated to the subareas based on the proportional shares of the 2000-2004 growth.

Table 21
2025 New Housing Units in North Corridor Area

Subarea	2000-2004 Building Permits	2005-2025 Future Growth
Groveland	70	280
Riverside (north)	17	68
Riverside (south)	63	252
Moreland	42	168
Rockford	5	20
Liberty	19	76
Pingree	46	184
Total	262	1,048

Employment

The employment forecast was based on Idaho Department of Commerce and Labor data from the fourth quarter of 2004. The businesses were sorted by category and location. The 2004 employment data provided the basis for calculating background growth using a conservative 0.5% average annual growth rate. The incremental employment was then added to the base year employment for the same category and in the same location.

An exception to this method was in the treatment of the large potato processors in the area. Based on stakeholder interviews with the processors, it was determined that although there may be seasonal fluctuations in employment levels, the year-to-year employment is relatively stable, given that the amount of farmland in production is stable. Therefore, future year employment levels within this industry are not expected to see significant growth.

Two other components were assumed within the future year employment estimates, in addition to the background employment growth. The first component was three new, large industrial uses, reflecting the local economic development efforts on the part of the City of Blackfoot and Bingham County to attract new industries to the area. The area between US-26 and SH-39 is attractive for new industries because of the available sewer and water service along the US-26 corridor to Moreland and the proximity to the I-15 interchange. A total of 350 employees was assumed for these uses.

Land Use – Future Conditions

The second component was three additional small-scale retail businesses. As residential growth occurs, it can be expected that a certain portion of the additional household income within the north corridor area will be spent not only at existing businesses, but also at new businesses that are established to support the growth. An average size of 5,000 square feet with 15 employees was assumed for the new businesses.

Table 22
2025 Employment in North Corridor Area

Sector	2004 Base Year	2004-2025 Growth	2025 Future Year
Agriculture	232	23	255
Utilities	14	1	15
Construction	159	16	175
Manufacturing	1,176	368	1,544
Wholesale	221	36	257
Retail	67	52	119
Warehousing	72	7	79
FIRE	24	2	26
Service	65	7	72
Education	134	13	147
Total	2,164	525	2,689

SOUTH CORRIDOR AREA

In general, the land uses along SH-39 through the Pleasant Valley area consist of large farms and ranches with a few houses and commercial businesses. A few additional houses or businesses may locate along the corridor, but a significant amount of new development impacting the highway is not anticipated. Based on stakeholder interviews with potato processors, it was determined that although there may be seasonal fluctuations in employment levels, the year-to-year employment is relatively stable, given that the amount of farmland in production is stable. Therefore, future year employment levels within this industry are not expected to see significant growth.

The City of American Falls anticipates some new development on the east side of the SH-39 Bypass. Based on interviews with city planners, this will include small-scale retail development immediately adjacent to the Fort Hall Ave./Marina Rd. and Hillcrest Rd. intersections, as well as 100+ residential lots further to the east.

Environmental Conditions

Socio-Economic Profile

This section presents a profile of Bingham and Power Counties and the communities along the US-26 and SH-39 corridors, including the cities of Blackfoot and American Falls, and the community of Moreland. The demographic data is based on the 2000 Census, and includes information on population, race and gender, households and housing units, and income and employment characteristics.³⁹

This profile will highlight differences between the corridor communities, as well as differences between these communities and Bingham County, Power County, and the state.

POPULATION

From 1990 to 2000, population growth in Power and Bingham counties has been slower than the statewide growth. Growth in the Moreland community has been higher than in the other corridor areas.

	Idaho	Power County	American Falls	Bingham County	Blackfoot	Moreland
1970	712,567	4,864	2,769	29,167	8,716	
1980	943,935	6,844	3,626	36,489	10,065	
1990	1,006,749	7,086	3,757	37,583	9,646	8,141
2000	1,293,953	7,538	4,111	41,735	10,419	9,197
90-00 Change	287,204	452	354	4,152	773	1,056
% Change	28.5%	6.4%	9.4%	11.0%	7.4%	13.0%

³⁹ Except for the population table, the demographic data is based on census county divisions (CCDs), which are subdivisions of counties. These are relatively permanent statistical areas established cooperatively by the Census Bureau and state and local government authorities. These areas are slightly larger than incorporated cities, so the totals for American Falls and Blackfoot are higher than the city place totals. The Moreland CCD encompasses the north corridor area.

Environmental Conditions – Socio-Economic Profile

Race and Ethnicity

Power County and American Falls have a higher proportion of Hispanic or Latino people than Bingham County.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Total population	7,538		5,818		41,735		13,009		9,197	
White	6,336	84.1%	4,921	84.6%	34,390	82.4%	11,474	88.2%	7,937	86.3%
Black or African American	0	-	0	0.10%	83	0.2%	26	0.2%	28	0.3%
American Indian and Alaska Native	283	3.6%	45	0.8%	2,796	6.7%	286	2.2%	92	1.0%
Asian	7	0.0%	0	-	250	0.6%	130	1.0%	55	0.6%
Native Hawaiian and Other Pacific Islander	0	-	0	-	0	-	0	-	0	-
Some other race	821	10.9%	777	13.4%	3,339	8.0%	742	5.7%	938	10.2%
Two or more races	91	1.2%	75	1.3%	876	2.1%	364	2.8%	147	1.6%
Hispanic or Latino	1,607	21.3%	1,523	26.2%	5,551	13.3%	1,548	11.9%	1,352	14.7%

LANGUAGE SPOKEN AT HOME

Power County and American Falls have a higher proportion of people that speak Spanish at home compared to the statewide average (90.7%).

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Population 5 years and over	6,920		5,322		38,065		11,921		8,394	
English only	5,458	78.9%	4,047	76.0%	32,870	86.4%	10,643	89.3%	7,170	85.4%
Other than English	1,462	21.1%	1,275	24.0%	5,195	13.6%	1,278	10.7%	1,224	14.6%
Spanish	1,292	18.7%	1,207	22.7%	4,232	11.1%	1,119	9.4%	1,130	13.5%
Other European	43	0.6%	41	0.8%	313	0.8%	72	0.6%	78	0.9%
Asian and Pacific Island	4	0.1%	0	-	119	0.3%	47	0.4%	16	0.2%

Environmental Conditions – Socio-Economic Profile

Age

The communities along the highway corridors are consistent with statewide percentages. Also, the median age in Moreland (28.5 years) is lower than other parts of the corridor.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Total population	7,538		5,818		41,735		13,009		9,197	
Under 18 years	2,549	33.8%	1,985	34.1%	14,582	34.9%	4,092	31.5%	3,385	36.8%
18 to 64 years	4,206	55.8%	3,207	55.1%	22,835	54.7%	7,250	55.7%	5,040	54.8%
65 years and over	783	10.4%	626	10.8%	4,318	10.3%	1,667	12.8%	772	8.4%
Median age (years)	31.6		31.2		29.7		31.4		28.5	

Marital Status

The communities along the highway corridors generally have slightly higher percentages of people now married compared to the statewide percentage (60.0%).

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Population 15 years and over	5,448		4,179		29,915		9,692		6,483	
Never married	1,152	21.1%	868	20.8%	6,525	21.8%	1,818	18.8%	1,449	22.4%
Now married	3,481	63.9%	2,647	63.3%	18,913	63.2%	6,010	62.0%	4,238	65.4%
Separated	50	0.9%	46	1.1%	400	1.3%	136	1.4%	81	1.2%
Widowed	372	6.8%	309	7.4%	1,519	5.1%	652	6.7%	258	4.0%
Divorced	393	7.2%	309	7.4%	2,558	8.6%	1,076	11.1%	457	7.0%

Education

Compared to the statewide rates, areas along SH-39 and US-26, especially in Power County and American Falls, have somewhat lower rates of high school graduation (84.7%) and people with a bachelor's degree or higher (21.7%).

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Pop. 25 years and over	4,344		3,336		23,155		7,692		4,898	
Less than 9th grade	646	14.1%	590	17.7%	1,802	7.8%	507	6.6%	418	8.5%
9th to 12th grade, no diploma	451	10.4%	329	9.9%	2,696	11.6%	911	11.8%	462	9.4%
High school graduate	1,427	32.8%	1,070	32.1%	7,204	31.1%	2,369	30.8%	1,537	31.4%
Some college, no	943	21.7%	686	20.6%	6,409	27.7%	2,161	28.1%	1,406	28.7%

Environmental Conditions – Socio-Economic Profile

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
degree										
Associate degree	254	5.8%	188	5.6%	1,715	7.4%	428	5.6%	400	8.2%
Bachelor's degree	469	10.8%	352	10.6%	2,468	10.7%	993	12.9%	481	9.8%
Graduate or professional degree	154	3.5%	121	3.6%	861	3.7%	323	4.2%	194	4.0%
Percent high school graduate or higher	-	74.7%	-	72.5%	-	80.6%	-	81.6%	-	74.7%
Percent bachelor's degree or higher	-	14.3%	-	14.2%	-	14.4%	-	17.1%	-	14.3%

Place of Residence in 1995

The communities along the corridors have higher rates of people who are living in the same house or the same county since 1995 compared to statewide rates.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Population 5 years and over	6,920		5,322		38,065		11,921		8,394	
Same house in 1995	4,229	61.1%	3,159	59.4%	23,546	61.9%	6,563	55.1%	5,412	64.5%
Different house in the U.S. in 1995	2,574	37.2%	2,052	38.6%	14,033	36.9%	5,292	44.4%	2,833	33.8%
Same county	1,244	18.0%	1,082	20.3%	8,110	21.3%	3,395	28.5%	1,598	19.0%
Different county	1,330	19.2%	970	18.2%	5,923	15.6%	1,897	15.9%	1,235	14.7%
Same state	857	12.4%	633	11.9%	3,614	9.5%	1,113	9.3%	524	6.2%
Different state	473	6.8%	337	6.3%	2,309	6.1%	784	6.6%	711	8.5%
Elsewhere in 1995	117	1.7%	111	2.1%	486	1.3%	66	0.6%	149	1.8%

EMPLOYMENT

The employment levels for communities along the corridor are comparable to the statewide rates, except for Moreland, which has a higher labor force participation rate and higher unemployment rate.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Population 16 years and over	5,279		4,043		28,926		9,443		6,243	
In Labor Force	3,488	66.1%	2,755	68.1%	18,961	68.1%	6,115	64.8%	4,325	69.3%
Employed	3,325	63.3%	2,637	65.2%	17,867	61.8%	5,830	61.7%	4,105	65.8%
Unemployed	163	3.1%	118	2.9%	1,094	3.8%	285	3.0%	220	5.1%
Not In Labor Force	1,791	33.9%	1,288	31.9%	9,965	34.4%	3,328	35.2%	1,918	30.7%

Environmental Conditions – Socio-Economic Profile

Types of Employment

Compared to statewide employment averages, the corridor communities have lower levels of employment in management and professional, service, and sales occupations and higher levels in farming and production, which can be attributed to the predominance of agriculture and food processing within the study area. Nearly 38% of the employment in Power County and 24% in Bingham County is concentrated in the agriculture and manufacturing sectors, compared to 19% statewide. Education, health and social services make up 16% of the employment in Power County and 20% in Bingham County, which would be expected since school districts and hospitals are two of the largest employers in these counties.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Total	3,325		2,637		17,841		5,807		4,105	
Management and professional	923	27.8%	699	26.5%	5,121	28.7%	1,584	27.3%	1,169	28.5%
Service	427	12.8%	339	12.9%	2,773	15.5%	1,024	17.6%	561	13.7%
Sales	657	19.8%	539	20.4%	3,803	21.3%	1,355	23.3%	757	18.4%
Farming, fish, and forest	303	9.1%	256	9.7%	830	4.7%	151	2.6%	266	6.5%
Construction and maintenance	317	9.5%	249	9.4%	2,060	11.5%	603	10.4%	536	13.1%
Production, transportation, and distribution	698	21.0%	555	21.0%	3,254	18.2%	1,090	18.8%	816	19.9%
Agriculture and mining	611	18.4%	492	18.7%	1,572	8.8%	246	4.2%	387	9.4%
Construction	180	5.4%	130	4.9%	1,410	7.9%	494	8.5%	340	8.3%
Manufacturing	637	19.2%	548	20.8%	2,746	15.4%	883	15.2%	663	16.2%
Wholesale trade	90	2.7%	82	3.1%	755	4.2%	290	5.2%	192	4.7%
Retail trade	288	8.7%	230	8.7%	1,953	10.9%	685	11.8%	369	9.0%
Transportation and warehousing	193	5.8%	138	5.2%	732	4.1%	198	3.4%	188	4.6%
Information	106	3.2%	74	2.8%	314	1.8%	131	2.3%	88	2.1%
Finance, insurance, and real estate	118	3.5%	103	3.9%	596	3.3%	260	4.5%	105	2.6%
Management and admin services	156	4.7%	111	4.2%	1,312	7.4%	379	6.5%	336	8.2%
Educational, health and social services	535	16.1%	410	15.5%	3,499	19.6%	1,190	20.5%	824	20.1%
Accommodation and food services	195	5.9%	149	5.7%	1,147	6.4%	395	6.8%	213	5.2%
Other services	91	2.7%	82	3.1%	758	4.2%	248	4.3%	217	5.3%
Public administration	125	3.8%	88	3.3%	1,047	5.9%	408	7.0%	183	4.5%

Environmental Conditions – Socio-Economic Profile

Household Income (1999)

All of the corridor communities, except Moreland, have median household incomes that are less than the statewide median (\$37,572), primarily because of lower proportion of households in the upper income brackets (\$75,000+). Moreland has higher proportions of households with moderate incomes (\$25,000 to \$49,999) and high incomes (more than \$50,000) than the statewide proportions. Power County and American Falls have a significantly lower median household income, with higher proportions of households making less than \$25,000.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Households	2,556		1,981		13,311		4,540		2,747	
Less than \$10,000	293	11.5%	226	11.4%	1,171	8.8%	446	9.8%	130	4.7%
\$10,000 to \$24,999	634	24.8%	509	25.7%	2,868	21.6%	1,078	23.7%	430	15.7%
\$25,000 to \$49,999	946	37.0%	726	36.6%	5,068	30.8%	1,545	34.0%	1,118	43.2%
\$50,000 to \$74,999	372	14.6%	262	13.2%	2,473	18.6%	851	18.9%	586	21.3%
\$75,000 to \$99,999	174	6.8%	142	7.2%	1,023	7.7%	383	8.4%	244	8.9%
\$100,000 or more	137	5.4%	116	4.9%	708	5.3%	237	5.2%	172	6.2%
Median household income	\$32,226		\$31,760		\$36,423		\$34,671		\$41,449	

Poverty Status (1999)

Similar to the household income data, Power County and American Falls have higher poverty rates than the statewide rates. Bingham County and Blackfoot have higher rates of poverty for families and individuals, but lower rates for seniors. Moreland has lower poverty rates in all three categories.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Families below poverty level	213	10.8%	159	10.5%	1,068	9.9%	344	9.9%	173	7.3%
Individuals below poverty level	1,200	16.1%	942	16.4%	5,137	12.4%	1,678	13.2%	785	8.5%
Seniors aged 65+ years below poverty level	93	12.7%	77	13.2%	306	7.2%	93	5.7%	47	6.1%

Environmental Conditions – Socio-Economic Profile

HOUSING

Occupancy Status

Except for American Falls, the corridor communities have higher home ownership rates compared to the statewide rate, especially in Moreland. The American Falls rate is comparable to the statewide rate of 72.4 percent.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Occupied units	2,560		1,982		13,317		4,535		2,766	
Owner-occupied units	1,909	74.6%	1,424	71.8%	10,564	79.3%	3,337	73.6%	2,368	85.6%
Renter-occupied units	651	25.4%	558	28.2%	2,753	20.7%	1,198	26.4%	398	14.4%

Type of Housing Unit

Except for Blackfoot, the communities along the US-26 and SH-39 corridors have lower proportions of detached single-family homes compared to the state as a whole (70%). However, there are also significantly higher proportions of mobile homes compared to the statewide percentage (12.2%). Blackfoot has a comparable proportion of detached single-family homes, with slightly more multi-unit buildings and a lower proportion of mobile homes.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Total	2,844		2,175		14,303		4,813		2,951	
1, detached	1,806	63.5%	1,369	62.9%	10,301	72.0%	3,418	71.0%	2,118	71.8%
1, attached	40	1.4%	37	1.7%	122	0.9%	50	1.2%	11	0.4%
2 (duplex)	60	2.1%	55	2.5%	379	2.6%	213	4.4%	69	2.3%
3 or 4	81	2.8%	81	3.7%	423	3.9%	332	6.7%	24	0.8%
5 to 9	51	1.8%	47	2.2%	265	1.9%	148	3.1%	0	0.0%
10 to 19	37	1.3%	37	1.7%	74	0.5%	37	0.8%	0	0.0%
20 or more	33	1.2%	33	1.5%	163	1.1%	135	2.8%	0	0.0%
Mobile home	736	25.9%	516	23.7%	2,565	17.9%	471	9.8%	729	0.0%
Boat, RV, van, etc.	0	0.0%	0	0.0%	11	0.1%	0	0.0%	0	0.0%

Environmental Conditions – Socio-Economic Profile

Age of Structure

Overall, the corridor communities have an older housing stock. The proportion of houses built before 1970 in Power County (76%) and Bingham County (72%) is higher than the statewide rate of 62 percent. The number of housing units built since 1990 is significantly lower than the statewide rate of 25 percent.

	Power County		American Falls		Bingham County		Blackfoot		Moreland	
Total Units	2,844		2,175		14,303		4,813		2,951	
Built 1990 to 2000	420	14.8%	292	13.3%	2,322	16.2%	681	14.2%	553	18.7%
Built 1980 to 1989	270	9.5%	207	9.5%	1,650	11.5%	445	9.2%	373	12.6%
Built 1970 to 1979	912	32.1%	681	31.3%	3,962	27.7%	1,187	24.7%	1,000	33.9%
Built 1960 to 1969	334	11.7%	299	13.7%	1,702	11.9%	720	11.9%	351	11.9%
Built 1940 to 1959	474	16.7%	395	18.2%	2,554	17.9%	1,079	17.9%	317	10.7%
Built 1939 or earlier	434	15.3%	301	13.8%	2,113	14.8%	701	14.8%	357	12.1%

Environmental Scan

The purpose of the environmental scan is to characterize existing environmental conditions and determine whether there are significant environmental resources that could influence transportation improvement options considered as part of the corridor plan.

The environmental scan was conducted following guidelines in the *ITD Corridor Planning Guidebook*.⁴⁰ Research included data collection and mapping from state and federal resource agencies, interviews with agency staff, and field reconnaissance. A variety of sources were checked for the different resource types. A field reconnaissance of the corridor confirmed the published information as well as recording the site-specific conditions. For purposes of the scan, the width of the corridor was considered to be 0.5 miles on either side of the corridor. In some cases, resources located in the vicinity of the corridor were noted to provide additional information.

In general, the environmental scan identified isolated resources that could be potentially impacted by improvement options, including floodplains, isolated wetlands, historic and cultural resources, and potential hazardous waste sites. A more detailed analysis of potential impacts will be conducted as part of the alternatives evaluation.

This environmental scan is not a compliance document related to any specifically planned project or action. Formal Section 7 consultation as well as other processes conducted in accordance with the Council of Environmental Quality (CEQ) regulations to comply with the National Environmental Policy Act of 1969 (NEPA) are not part of the corridor planning process.

CLIMATE

The climate of the area is semi-arid; precipitation is low due to the surrounding mountains and the location far inland from the coast. Average annual precipitation is 8.92 inches. Summers are warm to hot, with an average high temperature of 89.0 degrees and an average low of 50.6 degrees and low relative humidity. Winter temperatures average 30.8 degrees for a high and 14.2 degrees for a low.

GEOGRAPHY

Bingham and Power Counties lie on the Snake River Plain, which is characterized by gently rolling topography of low relief, with elevations ranging from about 4,400 feet near American Falls Dam to 4,600 feet near Moreland.

⁴⁰ Idaho Transportation Department, *Corridor Planning Guidebook*, (1998).

The Snake River and the American Falls Reservoir forms a major portion of the area adjacent to the south corridor area. The reservoir was built in 1927 and has a capacity of 1.7 million acre-feet, and is used primarily for flood control and irrigation. The Snake River is the major perennial river in the vicinity and flows from northeast to southwest into the American Falls Reservoir.

SOILS

Bingham County

The predominate soil type on the north side of the Snake River is the Bannock-Bock association, which consists of Bannock loam, Bock loam, Hayeston sandy loam, Heiseton loam, and Wardboro soils. These soil types are deep, well-drained, medium-textured soils on alluvial terraces.

Power County

The predominate soil types of south corridor area are Declo loam, Feltham loamy sand, and Paniogue loam.⁴¹ These soil types are very deep and well-drained soils that formed in alluvium and on terraces and alluvial fans.

WATER RESOURCES

Water is an important resource for Bingham and Power counties. Most of the agriculture depends on irrigation water from the Snake River and deep wells.

Diversions out of the Snake River for irrigation are carried through a system of canals, which include:

US-26

- Peoples Canal (M.P. 300.72)
- Aberdeen-Springfield Canal (M.P. 301.41)
- Danskin Canal (M.P. 303.38)
- Trego Canal (M.P. 305.34)

SH-39 (north corridor area)

- Lateral 'A' (M.P. 41.45)
- Rockford Canal (M.P. 42.47)
- Aberdeen-Springfield Canal (Hoff Rd.) (M.P. 44.72)

⁴¹ Natural Resource Conservation Service, Idaho Soil Survey Reports, Soil Survey of Power County Area, Idaho, (2005). URL: http://www.or.nrcs.usda.gov/pnw_soil/id_reports.html, visited July, 2005.

Environmental Conditions – Environmental Scan

- Peoples Canal (M.P. 45.40)
- Twin Buttes Drainageway (M.P. 42.45)
- Danskin Canal (M.P. 48.20)
- Wearyrick Ditch (M.P. 48.45)
- Watson Slough (Thomas Rd.) (M.P. 51.39)
- Trego Canal (M.P. 51.45)

SH-39 (south corridor area)

- Wasteway Canal (M.P. 6.87)
- Unnamed Creek to American Falls Reservoir (M.P. 5.60)
- Lateral to High Line Canal (M.P. 3.90)

Diversions of water for irrigation begins in early May, and end approximately in late September.

Floodplain

National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) were reviewed to identify areas within the corridor that are within the 100-year floodplain.⁴² Four locations were identified along SH-39 that are within the 100-year floodplain:

- SH-39 – northwest side of the Hoff Rd. (M.P. 44.72) intersection
- SH-39 – 500 feet east and west of Army Way Rd. (M.P. 45.69)
- SH-39 – between Pine Rd. (M.P. 46.94) and Danskin Canal (M.P. 48.19), associated with the Twin Buttes Drainageway
- SH-39 – south side of SH-39 between Bishop Dr. (M.P. 52.69) and US-26 (M.P. 52.94)

FIRM maps were not available for rural Power County.

Groundwater

The corridors lie within the East Snake River Plain Aquifer. This is not a Sole Source Aquifer at the present time. The area northwest of the Snake River is not within a ground water management area. The southeast side of the Snake River is within the American Falls Ground Water Management Area.

⁴² National Flood Insurance Program, Bingham County, Idaho Flood Insurance Rate Maps, (2005). URL: <http://www.msc.fema.gov/>, visited July, 2005.

Wetlands

The field reconnaissance did not identify extensive areas of wetlands. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) identifies a few isolated wetlands along the corridors.⁴³ The NWI identifies primarily palustrine wetlands, which are non-tidal wetlands dominated by trees, shrubs, persistent emergent vegetation. These are listed below.

US-26

- Freshwater Emergent Wetlands (PEM1f), 5.93 acres, associated with Peoples Canal (M.P. 300.715)

SH-39 (north corridor area)

- Freshwater Pond (PUBFx), 0.74 acres, east of Wilson Rd. (M.P. 47.448)

SH-39 (south corridor area)

- Freshwater Forested/Shrub Wetland (PSS1a), 20.76 acres, adjacent to American Falls Reservoir
- Freshwater Emergent Wetland (PEM1a), 3.90 acres, southeast of South Pleasant Valley Rd.
- Freshwater Pond Wetland (PUBHh), 4.17 acres, unnamed creek to American Falls Reservoir (M.P. 5.600)

The wetland functions and values that could be impacted by highway improvement projects within the study area include: habitat for fish and wildlife, groundwater discharge, flood storage, shoreline anchoring and dissipation of erosive forces, nutrient retention, and sediment trapping.⁴⁴ Potential project impacts could be mitigated by minimizing the disturbance area, with restoration and enhancement to compensate for the loss of wetland functions and values.

Fieldwork did not verify the location, size, and type of wetlands.

WILDLIFE HABITAT

The Idaho Conservation Data Center's (CDC) database was searched for sensitive species including those that are federally listed under the Endangered Species Act (ESA) and other species afforded special protection status by any federal agency or the State of

⁴³ U.S. Fish and Wildlife Service, Wetlands Online Mapper, (2005). URL: <http://wetlandswfs.er.usgs.gov/NWI/index.html>, visited July, 2005.

⁴⁴ Idaho Department of Fish and Game, Conservation Strategy for Southeastern Idaho Wetlands, (1997).

Idaho.⁴⁵ IDFG staff were consulted regarding wildlife, birds and fish habitat, as well as species of concern.

Fish

Fish habitat in the study area is limited to the Snake River and the American Falls Reservoir.⁴⁶

Snake River

The Snake River from the backwaters of American Falls Reservoir upstream to the US-26 bridge is a Class 1 stream. The Snake River flows through a mixed cottonwood riparian area. Water is diverted to irrigation canals at numerous points in this reach. During the irrigation season and early fall, river flows vary depending on amount released from upriver storage and on the amount diverted at each canal. Hatchery rainbow trout comprise the majority of the fish in the river. However, large wild rainbow trout, brown trout, and cutthroat trout also are found in this reach. The river in this area has limited public access because of private land and the Fort Hall Indian Reservation.

American Falls Reservoir

American Falls Reservoir covers 58,078 surface acres and has a usable storage of 1,671,300 acre-feet. It is a popular fishing reservoir with rainbow trout. Most trout caught range in size from 1.5 to 3 pounds and most are of hatchery origin. A smallmouth bass fishery was developed in American Falls Reservoir during the 1995-2000 period. Yellow perch has been present in American Falls Reservoir for decades. However, anglers rarely encounter large numbers of harvestable-size perch due to occasional severe drawdown. American Falls Reservoir also contains an abundance of non-game fish, primarily Utah suckers, common carp, and Utah chubs. Over 90% of fish caught in gillnets in American Falls Reservoir are non-game fish.

Special Status Species

Special status species include state and federal designated threatened and endangered species and species of special concern.⁴⁷

⁴⁵ Idaho Conservation Data Center (Idaho CDC), Idaho Department of Fish and Game. 2002. Database search report dated August, 2005.

⁴⁶ Idaho Department of Fish and Game, Fisheries Management Plan 2001-2006, (2000).

⁴⁷ Idaho Conservation Data Center, Special Status Vertebrates in Bingham and Power Counties, (2005). URL: http://fishandgame.idaho.gov/cms/tech/CDC/county_spp_lists/bingham_animals.cfm, visited July, 2005.

Table 23a
Special Status Species – Bingham County

Common Name	Scientific Name
Clark's Grebe	<i>Aechmophorus clarkii</i>
Western Grebe	<i>Aechmophorus occidentalis</i>
Great Egret	<i>Ardea alba</i>
Pygmy Rabbit	<i>Brachylagus idahoensis</i>
Western Toad	<i>Bufo boreas</i>
Ferruginous Hawk	<i>Buteo regalis</i>
Black Tern	<i>Chlidonias niger</i>
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>
Trumpeter Swan	<i>Cygnus buccinator</i>
North American Wolverine	<i>Gulo gulo luscus</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
California Gull	<i>Larus californicus</i>
Ring-billed Gull	<i>Larus delawarensis</i>
Western Small-footed Myotis	<i>Myotis ciliolabrum</i>
Long-eared Myotis	<i>Myotis evotis</i>
Yuma Myotis	<i>Myotis yumanensis</i>
Long-billed Curlew	<i>Numenius americanus</i>
Black-crowned Night-heron	<i>Nycticorax nycticorax</i>
Yellowstone Cutthroat Trout	<i>Oncorhynchus clarki bouvieri</i>
Double-crested Cormorant	<i>Phalacrocorax auritus</i>
White-faced Ibis	<i>Plegadis chihi</i>
Eared Grebe	<i>Podiceps nigricollis</i>
Northern Leopard Frog	<i>Rana pipiens</i>
Merriam's Shrew	<i>Sorex merriami</i>
Caspian Tern	<i>Sterna caspia</i>
Forster's Tern	<i>Sterna forsteri</i>
Common Tern	<i>Sterna hirundo</i>
Columbian Sharp-tailed Grouse	<i>Tympanuchus phasianellus columbianus</i>

Table 23b
Special Status Species – Power County

Common Name	Scientific Name
Northern Goshawk	<i>Accipiter gentilis</i>
Clark's Grebe	<i>Aechmophorus clarkii</i>
Western Grebe	<i>Aechmophorus occidentalis</i>
Pygmy Rabbit	<i>Brachylagus idahoensis</i>

Table 23b (cont.)
Special Status Species – Power County

Common Name	Scientific Name
Western Toad	<i>Bufo boreas</i>
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>
Trumpeter Swan	<i>Cygnus buccinator</i>
Snowy Egret	<i>Egretta thula</i>
Pinyon Jay	<i>Gymnorhinus cyanocephalus</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
Lynx	<i>Lynx canadensis</i>
Western Small-footed Myotis	<i>Myotis ciliolabrum</i>
Long-eared Myotis	<i>Myotis evotis</i>
Long-legged Myotis	<i>Myotis volans</i>
Long-billed Curlew	<i>Numenius americanus</i>
Yellowstone Cutthroat Trout	<i>Oncorhynchus clarki bouvieri</i>
Double-crested Cormorant	<i>Phalacrocorax auritus</i>
Eared Grebe	<i>Podiceps nigricollis</i>
Northern Leopard Frog	<i>Rana pipiens</i>
Columbian Sharp-tailed Grouse	<i>Tympanuchus phasianellus columbianus</i>

The species in each county represent historic and current occurrences that are based on museum specimens, incidental sightings, or field surveys. They do not represent potential or predicted distributions.

HISTORIC AND CULTURAL RESOURCES

This section provides preliminary information on known or likely historic or cultural resources within the highway corridor. The environmental scan for historical, architectural and archaeological resources consisted of both records research and field reconnaissance to provide preliminary identification of potential resources along the US-26 and SH-39 corridors.

It is important to note that the concerns of Native Americans regarding potential traditional cultural resources must be considered under Section 106 of the National Historical Preservation Act (NHPA) prior to implementation of a proposed project. Traditional cultural resources are associated with cultural practices and beliefs of communities that are rooted in their history and important in maintaining the continuing cultural identities of the communities.

In Idaho, these are usually associated with modern Native American groups and may include archaeological resources; locations of historic events; sacred areas; sources of raw material used to produce tools and sacred objects; traditional hunting or gathering

areas; and native plants or animals. Native Americans may consider these resources essential for the persistence of their traditional culture, and only tribal members can determine the importance of the resources. The Shoshone-Bannock tribe has an interest in the U.S. 26 and SH-39 corridors.

National Register of Historic Places (National Register)

There are no sites along the corridors listed on the National Register of Historic Places.

Some of the canal bridges are more than 50 years old, and therefore, potentially eligible for listing on the National Register.

Archaeological or Cultural Resources

Representatives from the Shoshone-Bannock tribe did not identify any specific cultural resource locations along the highway corridors, but did indicate that there is the potential for cultural resources in this area.

Century Farms and Ranches

The Idaho State Historical Society maintains a program that recognizes farms or ranches owned and operated in Idaho by the same family for at least 100 years, with 40 acres of the original parcel of land maintained as part of the present holding.⁴⁸ The program also honors a family farming or ranching continuously for 100 years in Idaho, but not necessarily on the same land. The information is based on applications submitted by the families.

The 2004 inventory included four farms or ranches in the north corridor area:

Riverside

- **Willard and Bette Adams Farm (1886)**
Current Owner: Willard Lynn and Bette Jane Adams
First Generation Owner: Lot and Sarah Adams
- **Lawrence G. Stander Farm (1885)**
Current Owner: Lawrence G. Stander
First Generation Owner: John H. and Katherine Stander
- **Roy and Karen Thomson Farm (1885)**
Current Owner: Roy B. and Karen S. Thomson

⁴⁸ Idaho State Historical Society, 2004. Idaho Century Farms and Ranches List 2004. URL: <http://www.idahohistory.net/centuryfarm.html> (visited July, 2005).

Environmental Conditions – Environmental Scan

First Generation Owner: John H. and Katherine Stander

- Darrell and Gwen Wilson Farm (1886)
Current Owner: Darrell and Gwen Wilson
First Generation Owner: Eliza E. Hunt

The 2004 inventory did not include any farms or ranches within the south corridor area in Power County.

POTENTIAL HAZARDOUS SITES

Identification of potential hazardous or environmentally contaminated sites along the US-26 and SH-39 corridors consisted of a review of public records to identify fuel stations, pipelines, and industrial uses that have the potential to use, store, or generate hazardous materials as part of their on-going operations.

Potential hazardous sites consist of leaking underground storage tanks (LUSTs), previous chemical spills, contaminated hazardous waste sites (listed as federal Superfund sites) or gas and petroleum product pipelines and storage facilities.

The Idaho Department of Environmental Quality's (DEQ) Remediation Site Finder was reviewed for this scan.⁴⁹

Table 24a
Hazardous Remediation Sites – Bingham County

Site Name	Street Location	Type of Site
Scotties Market	712 Hwy. 39	Closed UST
Basic American Foods	415 W. Collins Siding Rd.	Closed UST
Bowen Petroleum	405 W. Collins Siding Rd.	Closed UST
Gas and Scrub	410 Hwy. 26	Open UST
Bingham Co-op	477 Hwy. 26	Open UST
Modern Mills Rockford	1198 Hwy. 39	Closed UST
Blackfoot #51300	Hwy. 26 @ M.P. 304.00	Open UST
J I Case Dealership	496 Hwy. 39	Closed UST
Riverside Auto/Kevin's Place	695 Hwy. 39	Open UST
D&D Trucking	416 Hwy. 26	Open UST
Snake River Jr. High School	918 Hwy. 39	Closed UST
Don and Elaine Mangum	738 Hwy. 39	Closed UST

⁴⁹ Idaho Department of Environmental Quality, Remediation Site Finder, (2005). URL: <http://www.deq.idaho.gov/Applications/Brownfields/index.cfm?site=search.cfm>, visited July, 2005.

Table 24a (cont.)
Hazardous Remediation Sites – Bingham County

Site Name	Street Location	Type of Site
Nonpareil Corporation	40 N. 400 W. Groveland Rd.	Open UST
Country Savings	696 Hwy. 39	Open UST
Peterson's Store	701 Hwy. 39	Closed UST
Snake River Electric	585 W. Hwy. 39	Closed Remediation Site
Bingham County Solid Waste Transfer Facility	690 W. Hwy. 26	Closed Remediation Site
Western Farm Services	1290 Hwy. 39	Open Remediation Site
Union Pacific Railroad	326 S. 1400 W. (Pingree)	Closed Remediation Site

Table 24b
Hazardous Remediation Sites – Power County

Power County		
Western Farm Service	3066 N. Pleasant Valley Rd.	Open Remediation Site
Funk's Machine & Fabrication	2835 W. Hwy. 39	Closed UST

The U.S. Environmental Protection Agency's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database does not identify any Superfund Program sites, hazardous waste sites, or potential hazardous waste sites in the highway corridors.⁵⁰

There are no active or historic mines along the US-26 or SH-39 corridors.⁵¹

AIR QUALITY

Bingham and Power Counties are not designated as Non-Attainment Areas or Areas of Concern.⁵²

⁵⁰ U.S. Environmental Protection Agency, Superfund Information System, (2005). URL: <http://www.epa.gov/superfund/sites/siteinfo.htm>, visited July, 2005.

⁵¹ Idaho Department of Lands (IDL), Mines Listing, (2005). URL: <http://gis.idl.state.id.us/GIShtm/static/mines.htm>, visited July, 2005.

⁵² Idaho Department of Environmental Quality (IDEQ), Air Quality Planning Areas Map, (2005).